098.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,161,800 / 1,161,800
					USE VALUE:	1,161,800 / 1,161,800
					ASSESSED:	1,161,800 / 1,161,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AUDIN MARSHALL K & LINDA I/TRS
Owner 2:	MARSHALL & LINDA AUDIN REV TR
Owner 3:	
Street 1:	63 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AUDIN MARSHALL K & LINDA -
Owner 2:	-
Street 1:	63 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,840 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Stucco Exterior and 2855 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11840.000	617,900	1,300	542,600	1,161,800
Total Card	0.272	617,900	1,300	542,600	1,161,800
Total Parcel	0.272	617,900	1,300	542,600	1,161,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.94 | /Parcel: 406.9

Legal Description

User Acct

63923

GIS Ref

GIS Ref

Insp Date

11/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0006.0

!7968!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	618,000	1300	11,840.	542,600	1,161,900	1,161,900	Year End Roll	12/18/2019
2019	101	FV	462,100	1700	11,840.	542,600	1,006,400	1,006,400	Year End Roll	1/3/2019
2018	101	FV	462,100	1700	11,840.	465,100	928,900	928,900	Year End Roll	12/20/2017
2017	101	FV	462,100	1700	11,840.	434,100	897,900	897,900	Year End Roll	1/3/2017
2016	101	FV	462,100	1700	11,840.	372,100	835,900	835,900	Year End	1/4/2016
2015	101	FV	437,800	1800	11,840.	333,300	772,900	772,900	Year End Roll	12/11/2014
2014	101	FV	437,800	1800	11,840.	308,500	748,100	748,100	Year End Roll	12/16/2013
2013	101	FV	437,800	1800	11,840.	294,200	733,800	733,800		12/13/2012

PRINT

Date	Time
12/10/20	22:33:50

LAST REV

Date	Time
06/19/19	11:27:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7968

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUDIN MARSHALL	68020-338		9/15/2016	Convenience	99	No	No		
	20772-430		9/1/1990		317,000	No	No		Y

USER DEFINED

Prior Id # 1:	63923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2013	1007	Manual	1,200	C				
3/24/2011	189	Redo Bat	24,900					REDO FBATH & ENLAR
7/29/2004	671	Re-Roof	16,435					INSTALL 30 YEAR SH
6/4/2003	415	Manual	4,500					install beam in ga

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	Meas/Inspect	BS	Barbara S
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/20/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	264	PATRIOT
10/19/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11840		Sq. Ft.	Site		0	70.	0.65	4									542,640						542,600	

Total AC/HA: 0.27181 | Total SF/SM: 11840 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 542,640 | Spl Credit | Total: 542,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11854076
Const Adj.:	0.99000001
Adj $ / SQ:	143.956
Other Features:	117550
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692740
Depreciation:	74816
Depreciated Total:	617924

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

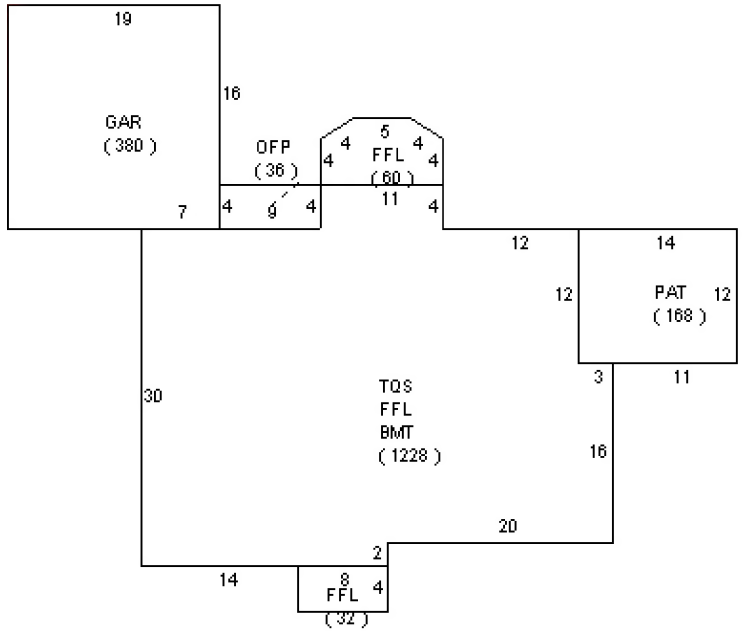
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.46
Special Features:	0	Val/Su Net:	152.45
Final Total:	617900	Val/Su SzAd	275.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	143.960	190,022
BMT	Basement	1,228	57.220	70,269
TQS	3/4 Story	921	143.960	132,584
GAR	Garage	380	21.360	8,118
PAT	Patio	168	4.440	745
OFP	Open Porch	36	43.560	1,568

Net Sketched Area:	4,053	Total:	403,306
Size Ad	2241	Gross Are	4360	FinArea	2855
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	9X14	A	AV	1990	13.94	T	23.2	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300

IMAGE

AssessPro Patriot Properties, Inc